

Fill in this information to identify the case:

Debtor 1 Stephen W. Schmitt: dba Stephen Schmitt Agency, Inc.

Debtor 2 Karen K. Schmitt
(Spouse, if filing)

United States Bankruptcy Court for the: Southern District of Ohio

Case number 2:17-bk-55474

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association,
Name of creditor: as Trustee of the Tiki Series III Trust

Court claim no. (if known): 15-2

Last 4 digits of any number you use to
identify the debtor's account:

1 9 6 3

Date of payment change:

Must be at least 21 days after date
of this notice 01/01/2021

New total payment:

Principal, interest, and escrow, if any \$ 1,220.38

Part 1: Escrow Account Payment Adjustment**1. Will there be a change in the debtor's escrow account payment?**

☐ No

☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$ 495.89

New escrow payment: \$ 469.74

Part 2: Mortgage Payment Adjustment**2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**

☒ No

☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____%

New interest rate: _____%

Current principal and interest payment: \$ _____

New principal and interest payment: \$ _____

Part 3: Other Payment Change**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**

☒ No

☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Debtor 1 Stephen W. Schmitt
First Name Middle Name Last Name

Case number (if known) 2:17-bk-55474

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☐ I am the creditor.
- ☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X /s/ Molly Slutsky Simons
Signature

Date 11/20/2020

Print: Molly Slutsky Simons
First Name Middle Name Last Name

Title Attorney for Creditor

Company Sottile & Barile, Attorneys at Law

Address 394 Wards Corner Road, Suite 180
Number Street
Loveland OH 45140
City State ZIP Code

Contact phone 513-444-4100

Email bankruptcy@sottileandbarile.com

SIN Servicing Corporation

Final

323 FIFTH STREET

EUREKA, CA 95501

For Inquiries: (800) 603-0836

Main Office- NMLS ID #5985, Branch Office- NMLS ID #9785

Analysis Date: November 16, 2020

STEPHEN W SCHMITT
KAREN K SCHMITT
5952 RANGELINE RD
MOUNT VERNON OH 43050

Loan: XXXXXXXXXX

Property Address:
5952 RANGELINE ROAD
MT. VERNON, OH 43050

Annual Escrow Account Disclosure Statement Account History

This is a statement of actual activity in your escrow account from Jan 2020 to Dec 2020. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information	Current:	Effective Jan 01, 2021:
Principal & Interest Pmt:	750.64	750.64 **
Escrow Payment:	495.89	469.74
Other Funds Payment:	0.00	0.00
Assistance Payment (-):	0.00	0.00
Reserve Acct Payment:	0.00	0.00
Total Payment:	\$1,246.53	\$1,220.38

Escrow Balance Calculation	
Due Date:	Aug 01, 2020
Escrow Balance:	(1,112.58)
Anticipated Pmts to Escrow:	2,479.45
Anticipated Pmts from Escrow (-):	73.34
Anticipated Escrow Balance:	\$1,293.53

** The terms of your loan may result in changes to the monthly principal and interest payments during the year.

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	2,135.55	525.73
Jan 2020	463.78	949.93	36.67	36.67	* Mortgage Insurance	2,562.66	1,438.99
Jan 2020				1,736.42	* County Tax	2,562.66	(297.43)
Feb 2020	463.78		1,746.01		* County Tax	1,280.43	(297.43)
Feb 2020		495.89	36.67	36.67	* Mortgage Insurance	1,243.76	161.79
Mar 2020	463.78		36.67	36.67	* Mortgage Insurance	1,670.87	125.12
Apr 2020	463.78	495.89	36.67	36.67	* Mortgage Insurance	2,097.98	584.34
May 2020	463.78		36.67	36.67	* Mortgage Insurance	2,525.09	547.67
Jun 2020	463.78	495.89	36.67	36.67	* Mortgage Insurance	2,952.20	1,006.89
Jun 2020				1,736.42	* County Tax	2,952.20	(729.53)
Jul 2020	463.78		1,746.01		* County Tax	1,669.97	(729.53)
Jul 2020			36.67	36.67	Mortgage Insurance	1,633.30	(766.20)
Aug 2020	463.78		36.67	36.67	* Mortgage Insurance	2,060.41	(802.87)
Aug 2020				1,724.04	* Homeowners Policy	2,060.41	(2,526.91)
Sep 2020	463.78		1,633.30		* Homeowners Policy	890.89	(2,526.91)
Sep 2020			36.67	36.67	Mortgage Insurance	854.22	(2,563.58)
Oct 2020	463.78	1,487.67	36.67	36.67	* Mortgage Insurance	1,281.33	(1,112.58)
Nov 2020	463.78		36.67		* Mortgage Insurance	1,708.44	(1,112.58)
Dec 2020	463.78		36.67		* Mortgage Insurance	2,135.55	(1,112.58)
					Anticipated Transactions	2,135.55	(1,112.58)
Nov 2020		1,983.56		36.67	Mortgage Insurance		834.31
Dec 2020		495.89		36.67	Mortgage Insurance		1,293.53
	\$5,565.36	\$6,404.72	\$5,565.36	\$5,636.92			

Last year, we anticipated that payments from your account would be made during this period equaling 5,565.36. Under Federal law, your lowest monthly balance should not have exceeded 927.56 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Main Office- NMLS ID #5985, Branch Office- NMLS ID #9785

Analysis Date: November 16, 2020

STEPHEN W SCHMITT

Loan: [REDACTED]

Annual Escrow Account Disclosure Statement
Projections for Coming Year

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	1,293.53	2,165.40
Jan 2021	469.74	36.67	Mortgage Insurance	1,726.60	2,598.47
Feb 2021	469.74	1,736.42	County Tax	459.92	1,331.79
Feb 2021		36.67	Mortgage Insurance	423.25	1,295.12
Mar 2021	469.74	36.67	Mortgage Insurance	856.32	1,728.19
Apr 2021	469.74	36.67	Mortgage Insurance	1,289.39	2,161.26
May 2021	469.74	36.67	Mortgage Insurance	1,722.46	2,594.33
Jun 2021	469.74	36.67	Mortgage Insurance	2,155.53	3,027.40
Jul 2021	469.74	1,736.42	County Tax	888.85	1,760.72
Jul 2021		36.67	Mortgage Insurance	852.18	1,724.05
Aug 2021	469.74	36.67	Mortgage Insurance	1,285.25	2,157.12
Sep 2021	469.74	1,724.04	Homeowners Policy	30.95	902.82
Sep 2021		36.67	Mortgage Insurance	(5.72)	866.15
Oct 2021	469.74	36.67	Mortgage Insurance	427.35	1,299.22
Nov 2021	469.74	36.67	Mortgage Insurance	860.42	1,732.29
Dec 2021	469.74	36.67	Mortgage Insurance	1,293.49	2,165.36
	<u>\$5,636.88</u>	<u>\$5,636.92</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 866.15. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 939.49 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is 1,293.53. Your starting balance (escrow balance required) according to this analysis should be \$2,165.40. This means you have a shortage of 871.87. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to do nothing.

We anticipate the total of your coming year bills to be 5,636.92. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

New Escrow Payment Calculation Document Page 6 of 7

Unadjusted Escrow Payment	469.74
Surplus Amount:	0.00
Shortage Amount:	0.00
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$469.74</u>

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

*** Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF OHIO
COLUMBUS DIVISION**

In Re:

Case No. 2:17-bk-55474

Stephen W. Schmitt
dba Stephen Schmitt Agency, Inc.
Karen K. Schmitt

Chapter 13

Debtors.

Judge C. Kathryn Preston

CERTIFICATE OF SERVICE

I certify that a copy of the foregoing Notice of Mortgage Payment Change was served **electronically** on November 20, 2020 through the Court's ECF System on all ECF participants registered in this case at the e-mail address registered with the Court

And by **ordinary U.S. Mail** on November 20, 2020 addressed to:

Stephen W. Schmitt, Debtor
5952 Rangeline Rd.
Mount Vernon, OH 43050

Karen K. Schmitt, Debtor
5952 Rangeline Rd.
Mount Vernon, OH 43050

Respectfully Submitted,

/s/ Molly Slutsky Simons

Molly Slutsky Simons (0083702)
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Loveland, OH 45140
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Attorney for Creditor